



General Assembly

Substitute Bill No. 898

January Session, 2011

* SB00898PD 031111 *

AN ACT CONCERNING PROPERTY TAX RELIEF FOR LOW AND MODERATE INCOME OWNERS OF RESIDENTIAL PROPERTY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2011, and applicable to assessment*
2 *years commencing on or after October 1, 2011*) (a) For purposes of this
3 section, (1) "low income" means persons and families having an
4 aggregate family income equal to or over twenty-six per cent but less
5 than fifty per cent of the area median income, as determined by the
6 United States Department of Housing and Urban Development; and
7 (2) "moderate income" means persons and families having an
8 aggregate family income equal to or over fifty per cent but less than
9 eighty per cent of the area median income, as determined by the
10 United States Department of Housing and Urban Development.

11 (b) Notwithstanding subsection (b) of section 12-62a of the general
12 statutes, any municipality may, by vote of its legislative body or, in a
13 municipality where the legislative body is a town meeting, by vote of
14 the board of selectmen, assess any residential property owned by low
15 and moderate income households, including, but not limited to, a
16 single family unit in a common interest community, at less than
17 seventy per cent of the present true and actual value, as determined
18 under section 12-63 of the general statutes.

19 (c) Any municipality that elects, pursuant to subsection (b) of this
20 section, to reduce the assessment of residential property owned by low
21 and moderate income households shall establish a procedure under

22 which such municipality shall determine eligibility for such reduced
 23 assessment. Such procedure shall include a provision that when an
 24 applicant has filed for such reduced assessment and received approval
 25 for the first time, such reduced assessment shall only apply for two
 26 assessment years, subject to the provisions of subsection (d) of this
 27 section, and such applicant shall be required to refile for such reduced
 28 assessment thereafter in order to continue such reduced assessment.

29 (d) Any person who has submitted an application and been
 30 approved in any assessment year for the reduced assessment under
 31 subsection (b) of this section shall, in the assessment year immediately
 32 following approval, be presumed to be qualified for such reduced
 33 assessment. If, in the assessment year immediately following approval,
 34 such person has qualifying income in excess of the maximum allowed
 35 under this section, such person shall notify the tax assessor in the
 36 municipality on or before the next filing date for such reduced
 37 assessment and shall be denied such reduced assessment for the
 38 following assessment year and for any subsequent assessment year
 39 until such person has reapplied and again qualified for such reduced
 40 assessment. Any person who fails to notify the tax assessor of such
 41 disqualification shall be liable to the municipality in the amount of
 42 property tax revenue loss due to the reduced assessment improperly
 43 taken.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2011, and applicable to assessment years commencing on or after October 1, 2011</i>	New section

PD Joint Favorable Subst.